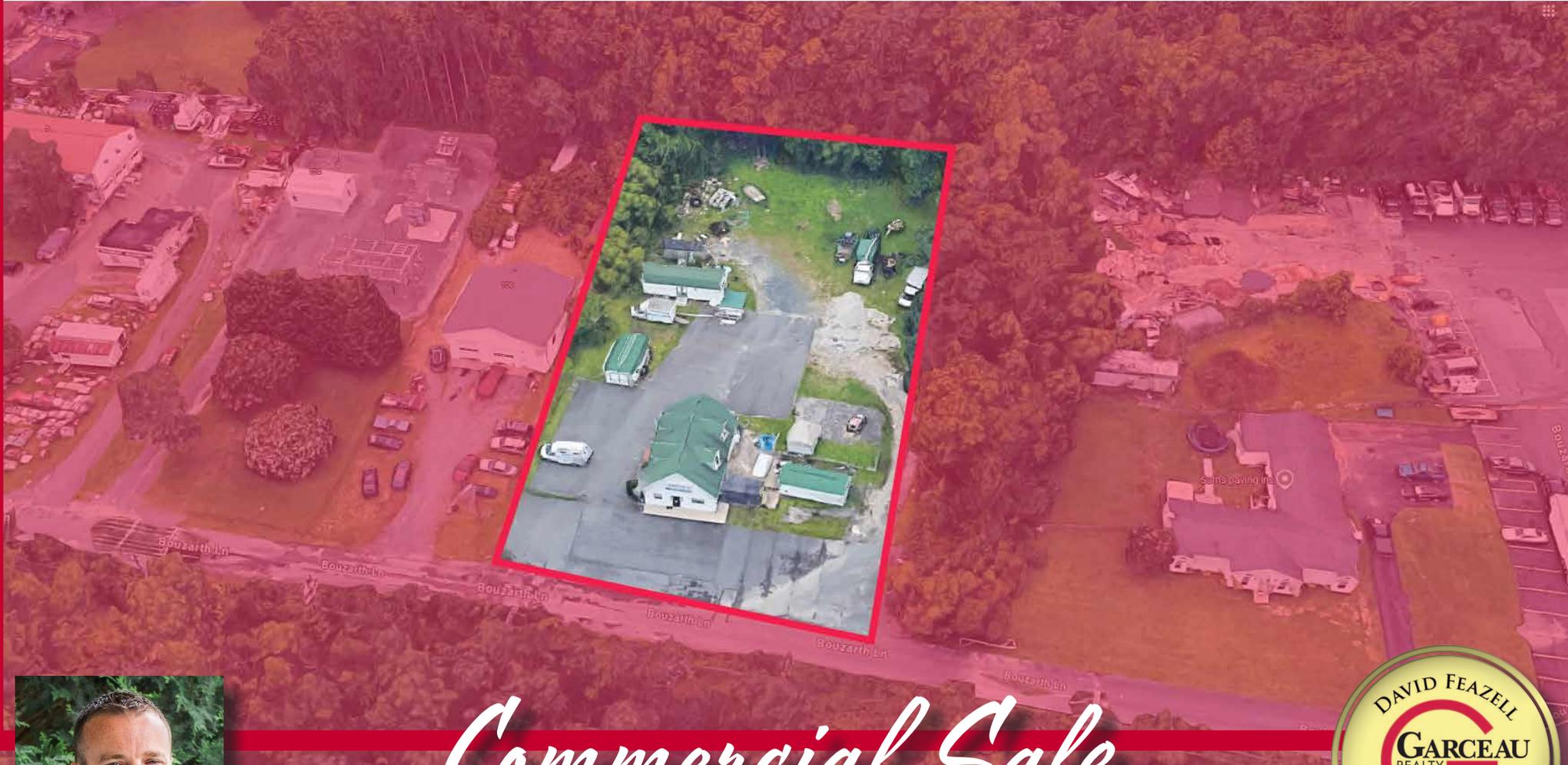# COMMERCIAL PROPERTY FOR SALE

110 Bouzarth Lane | Aberdeen, MD 21001

Commercial Sale

Contractor storage site on 1.12 acres of B3 zoning.
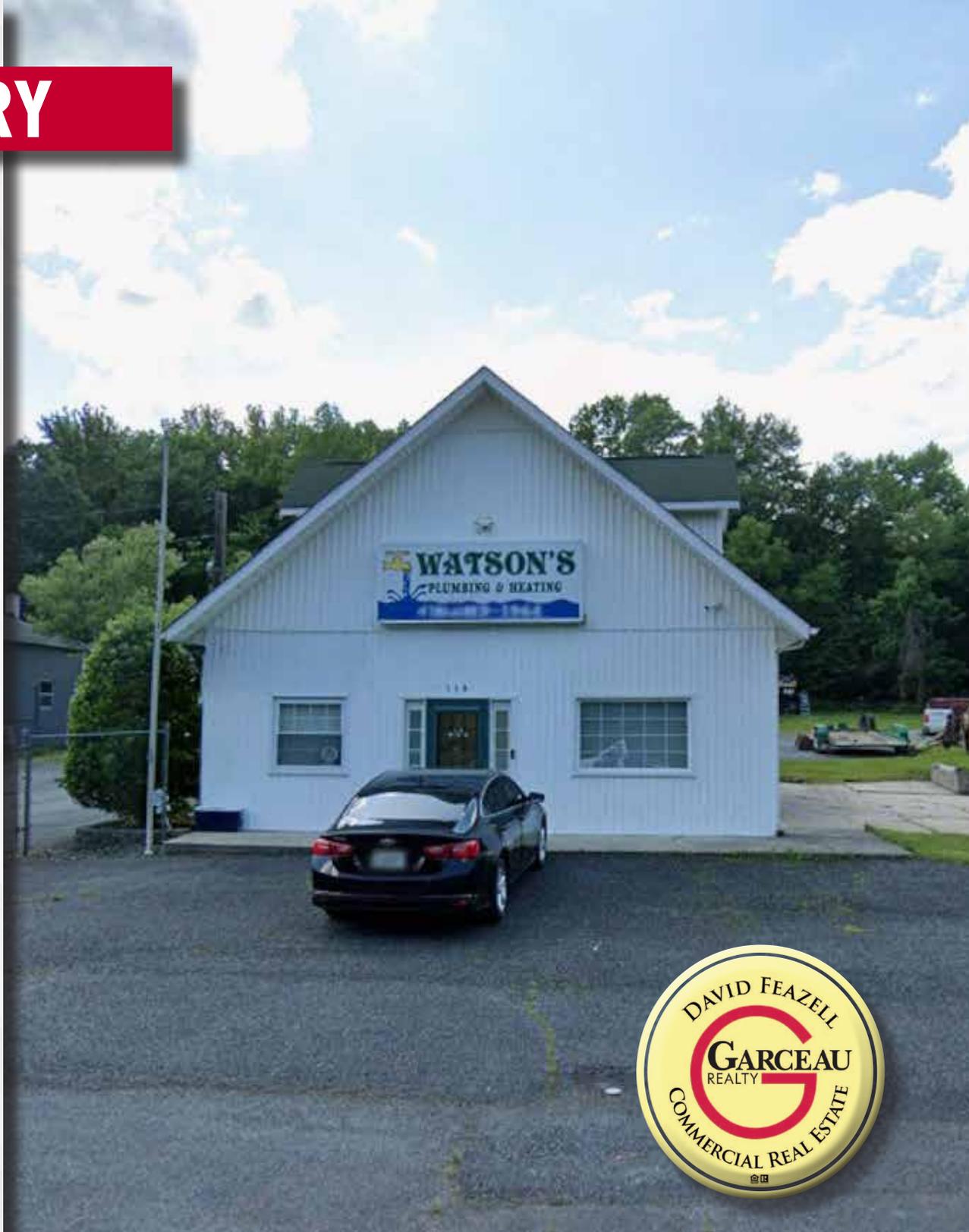Very attractive price point!

David Feazell of Garceau Realty 443.299.7937 (c) 410.803.0714 (o)

GARCEAU REALTY
DAVID FEAZELL
COMMERCIAL REAL ESTATE

EQUAL HOUSING OPPORTUNITY

REALTOR®

Contractor Storage Site in Aberdeen at a very attractive price point! 1.12 Acres of B3 Zoning with 2 access points for easy ingress & egress. The site is graded and gravelled throughout and is partially fenced for exterior storage of material, equipment, or vehicles. The main building is nicely laid out with the main office with 2 bathrooms on the 1st floor plus a 1 bedroom apartment with exterior stairway on the 2nd floor.

There are 55,500 people with an average Household Income of $104,000/ yr living within 5 miles of the site. Quick, easy access to all major highways including Rt 7, Rt 40, Rt 22, and I-95. Surrounded by Logistics facilities, Flex Buildings, APG, Perryman warehouses, and Bel Air Auto Auction. This location is ideal for a contractor with exterior storage and office needs!

WATSON'S
PLUMBING & HEATING

DAVID FEAZELL
GARCEAU
REALTY
COMMERCIAL REAL ESTATE

SITE DETAILS

Sale Price: $560,000

Site size: 1.12 Acres

Zoning: B3

Building size: 1880 SF (fully renovated in 2000)

Shed structures : 3

Power: 200 amp panel main level + 100 amp panel top level

Water Heater: Electric (tied to boiler)

Boiler: Propane

HVAC: Separate Propane HVAC units for each floor with electric air handlers

Demographic: 55,500 people living within 5 miles

Income: $104,000/yr average household income within 5 miles

Utilities: Public Water & Sewer + BGE

Access: Immediate access to Rt 7, Rt 40, and quick access to I-95
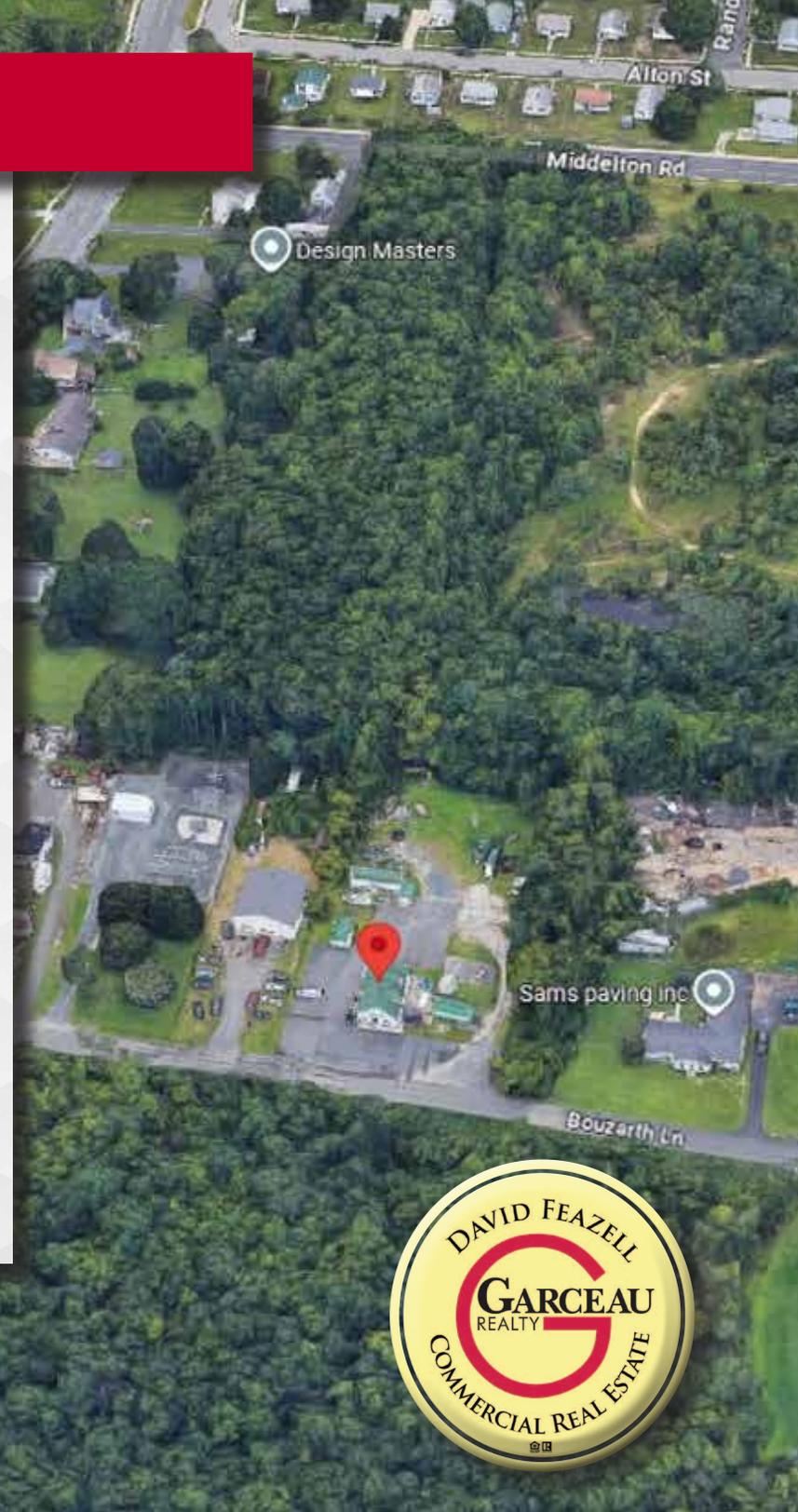
Nearby: Within 5 miles of I-95, All Perryman Warehouses, and APG

    60 miles from DC

    30 miles from Delaware

    20 miles from Baltimore
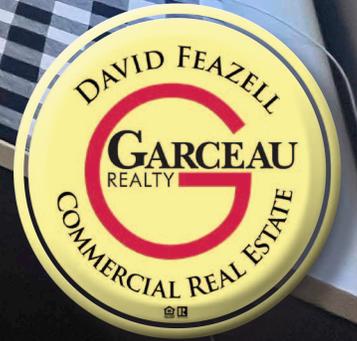
    10 Miles from White Marsh

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STORAGE
23'10" x 8'6"

OFFICE
16'1" x 9'1"

BATH
4'9" x 5'4"

HALL
7'9" x 3'5"

HALL
4'4" x 5'11"

BATH
5'5" x 5'7"

OFFICE
11'5" x 21'9"

RECEPTION
12'1" x 15'9"

FOYER
6'3" x 4'11"

1st floor

DECK
8'0" x 3'11"

ROOM
16'9" x 9'6"
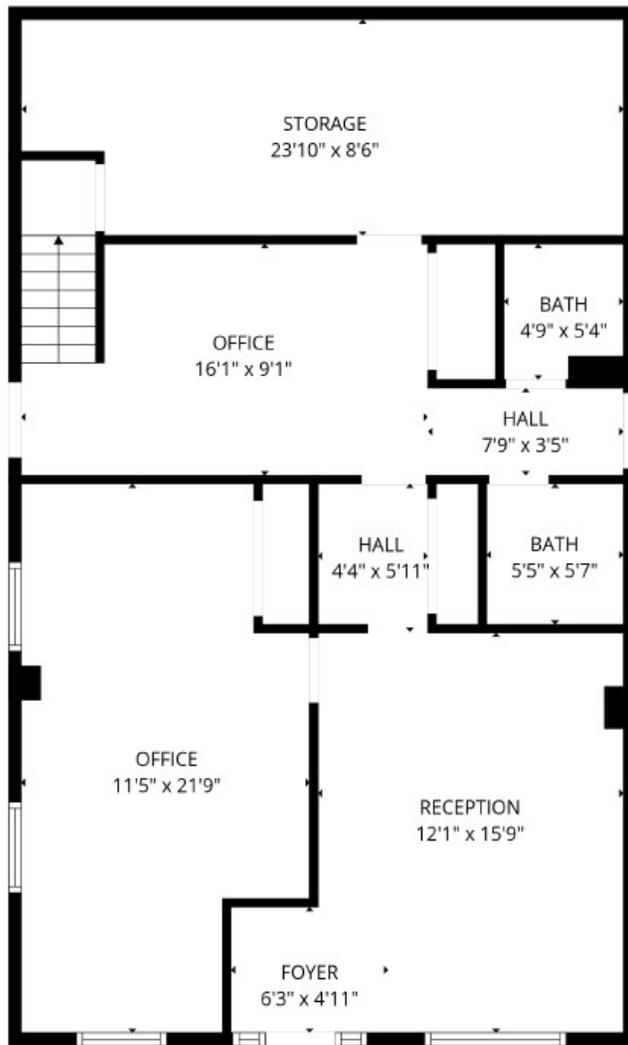
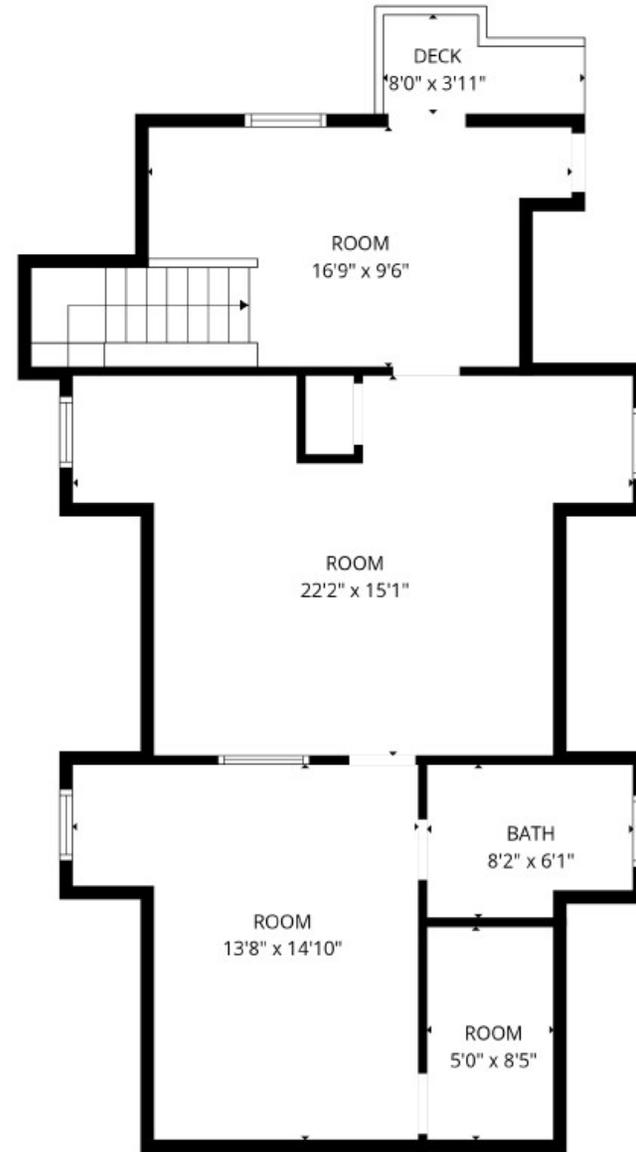ROOM
22'2" x 15'1"

BATH
8'2" x 6'1"

ROOM
13'8" x 14'10"

ROOM
5'0" x 8'5"

2nd floor

FLOOR PLAN MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

SITE PLAN

LANDS OF STANCILS, INC.
315/175 & 333

S 22°45'07" W   164.77'

CONC. MON (FOUND)

IRON PIN (SET)

LANDS OF
FOREST INDUSTRIES INC.

1.127 Ac. ±

LANDS OF WM. B. HAUSE
512/471

S 59°04'54" E   287.73'

N 59°14'44" W   512.63'

LANDS OF R.C. RYAN
392/368

CONC. BLOCK BLDG

BENT BAR (FOUND)

N 31°26'22" E   164.00'

IRON PIN (SET)

BOUZARTH   (PRIVATE)   LANE

GRAVEL

STATE OF MARYLAND
PROPERTY LINE SURVEYOR

campbell associates
LAND SURVEYING
SITE DEVELOPMENT
2411 GIBSON ROAD
FOREST HILL, MD 21050
PHONE: 838-2784

PLAT TO ACCOMPANY
PARTICULAR DESCRIPTION
LANDS OF
FOREST INDUSTRIES INC.

SCALE: 1"=50'   DATE: 4-24-85   DRAWN: L.J.G.   JOB #6520   2ⁿᵈ ELECT. DIST.   ABERDEEN,